



Havant
BOROUGH COUNCIL

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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/12/01143

Site Address: Warblington Station, Southleigh Road, Havant, PO9 2QD

Proposal: Construction of new footbridge over the railway.

Further to your application received on 31 October 2012, which was valid from 07 November 2012, Havant Borough Council as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the submitted details no development shall commence unless and until details and samples of the 'open' perforated screening and 'dense' perforated screening including the extent of each type of screening have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the residential amenities of adjoining residents and the character and visual amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the details submitted the development hereby permitted shall not commence unless and until full details of the proposed CCTV provision including timing of implementation and ongoing maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The CCTV shall thereafter be installed and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To ensure that satisfactory measures are in place to discourage antisocial or criminal behaviour in the interests of the safety of bridge and railway users and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework and the National Planning Policy Framework 2012.

- 5 Notwithstanding the details submitted the development hereby permitted shall not commence unless and until full details of the proposed lighting provision including timing of implementation and ongoing maintenance have been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory lighting are in place to discourage antisocial or criminal behavior and in the interests of the safety of bridge and railway users having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall not take place other than in full accordance with the specifications as set out in the Arboricultural Method Statement (D F Clark Bionomique Ltd) submitted with this application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of this application and to ensure the retention of an existing boundary tree in the interests of the character and visual amenities of the area and the amenities of neighbouring residents having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the submitted details the development hereby permitted shall not commence on site unless and until the construction details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the construction of the bridge is safe and suitable for maintenance in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the submitted details the development hereby permitted shall not commence on site unless and until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved details.

Reason: In the interest of highway safety and having due regard to policies CS16, CS20 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement October 2012
Arboricultural Method Statement 20th August 2012
Tree Protection Plan Drawing Number DCF1340TPP
Planning Boundary Plan Drawing Number M740-004 Rev A
Footbridge Indicative Layout sketch Drawing Number M740-001 Rev G
Footbridge Elevation Drawing Number M740-003 Rev A
Indicative Visual 1
Indicative Visual 2
Indicative Front View 1
Indicative Front View 2
Indicative Internal View
Indicative rear View
Proposed Detailed Footbridge Elevations Drawing Number M740-005
Outline Lighting Strategy Drawing Number LOR300512-42

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS8	Community Safety
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of highway implications, the effect on the character and appearance of the area, the effect on residential amenity, bridge user/rail safety issues and police matters. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase

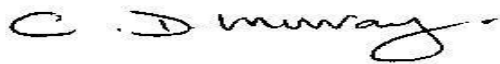
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notice on the Council. See www.planningportal.gov.uk/pcs.

- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner by;
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

31 January 2013